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Land Use

Element

The City of

ANDERSON

GENERAL

PLAN

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1558 Laurel Street - San Carlos, California
PLANNING CONSULTANTS

No. 133

LAND USE

ELEMENT

C i t y o f
A n d e r s o n

November, 1969

[Anderson City Council]
City planning Anderson
Land Utiliz. "

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Hahn, Wise & Associates, Inc.

Planning Consultants

San Carlos, California

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GENERAL OBJECTIVES

ORDERLY GROWTH AND DEVELOPMENT

1. Orderly growth and the maintenance of stable development are the prime objectives of the General Plan.

2. Sufficient areas should be provided for each type of land use to permit full development needed to meet the demands of population growth and economic advancement. The broad categories of land use are: residential, commercial, industrial, agriculture and public.

3. The city's annexation policy is directed toward providing the municipality with a workable configuration and internal unity.

4. A major objective is the conservation of the Planning Area's natural resources, thereby preserving and enhancing the environment in which the future population will live.

COMPOSITION OF THE CITY

5. Land uses within the city should be well defined, separating as much as possible, those uses which tend to develop points of irritation and conflict if placed side-by-side.

6. The city should strive to protect and promote the character and value of existing land uses.

7. Development of the vacant areas within the city limits should be encouraged in order for the city to provide services to its residents more efficiently and at a lower cost.

WORKING AREAS

8. A major objective of the city is to encourage new, diversified industries to locate in the area.

9. Working areas should be separated from residential, retail commercial, agriculture, and other uses which might be adversely affected by the environment.

10. The provision of adequate transportation facilities and public services is essential to the further development of an industrial economic base.

11. The city's industrial development should be characterized by diversity.

LIVING AREAS

12. The city's single family residential areas are the backbone of its land use pattern. These areas must be protected from decline which would result from the mixture of uses.

13. Adequate provision should be made for the various types of dwellings; single family, duplex, and multiple family. This should include public services and facilities, as well as sufficient land area.

14. The community should encourage compact, well defined living areas and discourage residential sprawl.

15. Higher density residential development should be located on the periphery of the Central Business District and adjacent to other commercial areas.

COMMERCIAL AREAS

16. Anderson's Central Business District should be the center of activity in the community. A concentrated program of promotion and development of the downtown area should be undertaken by the merchants and supported by the city.

17. Retail outlets and offices should be the primary uses in the Central Business District.

18. Heavy commercial areas should be located in separate areas, convenient to transportation facilities.

19. Strip commercial development should be avoided.

AGRICULTURE

20. The protection and preservation of prime agricultural land from the encroachment of sprawling urban development is important to the city's economy.

21. Agriculture should be recognized as a specific land use in the planning area, and its continued existence should be encouraged.

PUBLIC FACILITIES

22. The Civic Center should be expanded on lands adjacent to the present City Hall when the future need arises.

23. Public facilities, such as fire stations, libraries, parks, and recreation centers should be located in those areas of the city where they will provide maximum benefit.

24. Schools should be located within easy walking distance of the maximum number of students.

25. Where feasible, a neighborhood park should be located adjacent to each elementary school. This joint use arrangement allows each facility to be used to its optimum extent.

26. The Anderson River Park, located to the east of the city, should be the primary recreational facility of the region.

PRINCIPLES AND STANDARDS

ORDERLY GROWTH AND DEVELOPMENT

General objective No. 2 indicates that sufficient area should be provided for each type of land use to permit full development needed to meet the demands of population growth and economic advancement. The broad categories of land use are: residential, commercial, industrial, agriculture, and public.

Population is the major factor in the determination of space needed for each land use type. Population estimates for Anderson and its planning area are:

<u>Year</u>	<u>Anderson Population</u>	<u>Planning Area Population</u>
1968	6,359	7,550
1970	6,800	8,630
1975	7,910	9,700
1980	9,020	11,100
1985	10,135	12,500

Objective No. 3 outlines the city's annexation policy as being directed toward providing the municipality with a workable configuration and internal unity.

A workable configuration consists of city boundaries which are logically placed to provide the best means of serving the residents and businesses with public facilities and services. Water and sewer service are major annexation considerations. Police and fire protection should also be considered when studying proposed annexations.

Long, strip annexations, "islands" of city or county property, and large vacant areas should be avoided. The boundaries should unify the city, rather than exclude major development which logically belong inside of its limits.

A major objective is the conservation of the planning area's natural resources, thereby preserving and enhancing the environment in which the future population will live.

Major natural resources of the Anderson Planning Area are:

- a. The Sacramento River
- b. The agricultural land to the northwest and south
- c. The open space of the Anderson River Park
- d. The open space and hill areas to the west

WORKING AREAS

One of the city's major objectives is to encourage new, diversified industries to locate in the area.

The accomplishment of this objective will broaden the community's economic base through increased city revenues, retail sales, and personal income.

Objective No. 9 indicates that working areas should be separated from residential, retail commercial, agricultural, and other uses which might be adversely affected by the environment.

Heavy industry should be separated from other urban uses by the freeway, topography, the river and other landscape features. Lighter industrial uses may be located closer to other urban uses, however, these should be separated by buffers. Industrial uses should not be allowed to spoil the environment of the city or planning area solely for the profit motive. Strict controls should be imposed on industries so that pollution of the air and water are not allowed to occur.

The provision of adequate transportation facilities and public services is essential to the development of an industrial base.

Industrial areas should be located within easy access of the freeway, the railroad, and airport. Public facilities, such as water, sewer, electricity, and drainage structures, of sufficient capacity, are needed to serve industrial areas.

The city's industrial development should be characterized by diversity.

LIVING AREAS

General objectives 12 through 15 refer to the city's living areas. The city's single family residential areas are the backbone of its land use pattern. These areas must be protected from decline which would result from the mixture of uses.

Other uses mixed with single family residential areas cause the neighborhood to decline. This mixture of uses should be prevented through the strict administration of the Zoning Ordinance provisions.

Adequate provisions should be made for the various types of dwellings; single family, duplex, and multiple family. This should include public services and facilities, as well as sufficient land area.

Standards for residential densities within the Anderson Planning Area should be based upon the concept of the gross residential acre. The gross residential acre includes only residential lots and the streets that serve those residential lots.

The following density standards are designed to provide realistic densities for development, while insuring adequate living space for the resident.

Rural density	Not more than 0.2 dwelling units per gross acre.
Low density	Not more than 5 dwelling units per gross acre.
Medium density	Not more than 10 dwelling units per gross acre.
High density	Not more than 30 dwelling units per gross acre.

The community should encourage compact, well defined living areas and discourage residential sprawl.

Public services and facilities may be provided more efficiently and economically in a close-knit, compact city. Since residential areas require a great many city services, it is essential that Anderson encourage new living areas that meet this objective.

Higher density residential development should be located on the periphery of the Central Business District and adjacent to other commercial areas.

COMMERCIAL AREAS

Anderson's Central Business District should be the center of activity in the community. A concentrated program of promotion and development of its downtown area should be undertaken by the merchants and supported by the city.

The use of land within the Central Business area should be so arranged as to insure the realization of this objective. Retail shops are the backbone of the Central Business District and

should be arranged in a compact grouping so that customer access is convenient and pedestrian traffic is natural. Financial institutions and business-professional offices necessarily locate near each other. Their inclusion within the downtown provides advantages for both retail outlets and the offices. The Civic Center is properly located on the fringe of the urban core where it is convenient to offices, commercial, and financial institutions. Public and private recreational and social facilities should be intermixed with other uses in the downtown area. Commercial recreation in the form of theaters, bowling alleys, etc. add life to the downtown. Small public plazas and parks provide relief from the concentration of the retail and business activity. A standard of about two net acres of retail shopping area should be provided for each 1000 people served by that area.

Retail outlets and offices should be the primary uses in the Central Business District.

As in other districts, a mixture of incompatible uses results in a poor environment and eventual deterioration. For this reason, it is suggested that only those uses which may be considered retail and office, be located in the Central Business District.

Off-street parking of sufficient capacity to handle the anticipated demand of 1985 should be provided adjacent to and at the rear of retail shops. These parking areas should be constructed as surfaced lots with major entrances and accesses onto streets surrounding the business area. Loading areas for delivery of merchandise should be provided at the rear of shops, but separated from parking areas and pedestrian walkways.

Strip commercial development should be avoided.

Long strips of mixed retail and heavy commercial areas are inefficient and generally undesirable. Retail developments depend primarily upon pedestrian traffic for much of their trade. The automobile, on the other hand, is generally used for access to heavy commercial businesses. Strip development causes a hazardous mixture of pedestrians and automobiles, resulting in the inefficient operation of the businesses.

PUBLIC FACILITIES

Objective No. 23 indicates that public facilities, such as fire stations, libraries, parks and recreation centers should be located in those parts of the city where they would provide maximum benefit.

Fire stations should be so located as to fall within the standards set by the National Board of Fire Underwriters. The following distance standards are stated in actual street run, rather than air line:

- a. For high value commercial areas, $3/4$ to $1\frac{1}{2}$ miles to the nearest station.
- b. For dense, high density residential areas, $1\frac{1}{2}$ miles to the nearest station.
- c. For low density residential areas, 2 miles to the nearest station.

All fire stations should be located so that equipment has immediate access to arterial streets. Locations which might clog with traffic and prevent rapid equipment movements should be avoided.

Library needs within the Anderson Planning Area may be estimated by the following guidelines:

a. The number of books should equal twice the population to be served.

b. The square footage required for a library site should equal the number of books to be housed.

Three types of parks should be provided for use by the Anderson residents. Community parks should be designed for the use of all citizens. Space for various activities, such as playfields, group and individual sports areas, picnic areas, natural areas, indoor recreation facilities and adult areas may be provided at the community park. Neighborhood parks should be located within easy reach of each neighborhood or group of neighborhoods. The area of these parks should vary between three and five acres. Playgrounds, group and individual sports areas, picnic facilities, and landscaped areas are examples of uses which might be provided in neighborhood parks. The city should try to expand its park and recreation areas with the aim of securing one acre of recreational land for every 100 persons in the community.

Schools should be located within easy walking distance of the maximum number of students.

These school-sized standards should be used when planning Anderson's educational facilities: For elementary schools, not more than 30 people per class, three classes per grade for a total of 810 pupils; for high schools, not more than 30 pupils per class and not more than 2000 students per school.

Where feasible, a neighborhood park should be located adjacent to each elementary school. This joint use arrangement allows each facility to be used to its optimum extent.

LAND USE PLAN

GENERAL

The confining influences of the Sacramento River and the hills to the west have, to a certain extent, guided Anderson's past growth. The City grew up around the Southern Pacific Railroad tracks and U.S. Highway 99. Over the past few years several residential areas have developed around the fringe of the original town and near the Sacramento River.

Interstate 5, a limited access freeway facility, was opened to the public in late 1966. The freeway bisects the Anderson Planning Area; running in a general north-south direction. Construction of the freeway has separated the older portions of the city from the newer residential areas near the Sacramento River. U.S. 99 was renumbered State Highway 273. This highway continues to carry heavy volumes of traffic and, therefore, remains a buffer between the city's downtown, and residential areas to the west.

The main objective of the Land Use Plan is the promotion of physical development in an orderly manner. The Land Use Plan provides guidelines for the location of future development within the city and the planning area. In order to accomplish the goals of the plan, the location of general categories of uses and standards of development are provided. The city's Zoning Ordinance, a tool for implementing the General Plan, should reflect the standards and principles embodied herein.

General Objective No. 7 indicates that the development of vacant areas within the city limits should be encouraged in order for the city to provide services to its residents more efficiently and at a lower cost. The Land Use Plan reflects this objective through the proposed

plan of development. Future residential development should be encouraged within the existing city limits. Use of vacant lands within the city will increase the tax base and will help lower the per capita cost of services. Urban development should be limited to a relatively compact area surrounding the present city. This policy will help preserve the valuable agricultural lands north and south of the city and prevent costly extension of the utility services to scattered developments.

The uses of land were broken down into five basic categories: Residential, Commercial, Industrial, Agricultural, and Public Areas. Residential uses are generally proposed for location on the periphery of the city, being generally limited by the Sacramento River, the hills to the west and the agricultural areas to the north and south. Commercial areas are planned on the site of the existing Central Business District and to the north and south of the downtown, along **State Highway 273**. Two large industrial areas are planned north and south of the present city. Agricultural areas should be preserved to the northwest and the southeast of the urban development.

RESIDENTIAL AREAS

Four types of residential areas are shown on the Land Use Plan. These areas are distinguished by density of development, which is specified as the maximum number of dwelling units per acre permitted. Higher densities are located near the downtown area, where services and retail convenience goods are readily available. Lower density areas are planned away from the commercial and industrial areas in order to protect them from the blighting effects of mixed uses.

The following are density standards for residential development in the various portions of the planning area. These densities

are based upon the number of dwelling units per gross residential acre; where the residential acre includes residential lots and the streets serving those lots only.

a. Rural density - Not more than 0.2 dwelling units for every acre. This density has been shown for the area east of the Sacramento River and in the hills to the west of the community. The development of rural-estate and agricultural uses would be proper for these areas. Since these areas would be difficult to serve with public facilities, it is recommended that no more than one dwelling unit for every five acres be allowed.

b. Low density - Not more than five dwelling units for each gross residential acre. This density has been assigned to neighborhoods which are presently developed with single family homes, and to several vacant areas within the city limits. Additional low density areas are planned between Interstate 5 and the Anderson River Park.

c. Medium density - Not more than ten dwelling units per gross residential acre. Medium density areas should be located near retail shopping centers and may be used as buffers between single family areas and commercial districts. Three medium density areas are proposed on the plan - two are located adjacent to the Central Business District and west of Interstate 5. The area north of Bruce Drive and west of State Highway 273 is designated for development with medium density residential uses. The density standards of this category allow several types of dwellings, including duplex, tandem and garden apartments, as well as single family homes.

d. High density - Not more than thirty dwelling units per gross residential acre. This designation is assigned to areas adjacent to the Central Business District and is used as the buffer between lower density residential, commercial and industrial areas. These higher density areas create larger traffic volumes which should be routed away from single family homes. It is assumed that the tendency toward greater use of multiple housing, which is being experienced throughout the state, will be felt to a certain degree in Anderson. The following table gives projected percentages of total developed residential land, for 1985, within the community.

RESIDENTIAL LAND REQUIRED - 1985

<u>Housing Type</u>	<u>% of Residential Land</u>	<u>Minimum Area Required</u>
Single Family	85%	641 Acres
Duplex	7%	53 "
Multiple	8%	60 "

COMMERCIAL AREAS

a. Retail Commercial - The Anderson Central Retail Area contains establishments for the sale of convenience goods, personal services, retail goods, and businesses. The area proposed on the plan for Retail Commercial uses is an expansion of the present Central Business District. It is proposed that the downtown be confined to the area encompassed by the following streets: East Center Street, Balls Ferry Road, Martha Street and North Street. Approximately 528,000 square feet of gross retail floor area will be required in the Anderson Central Business District by 1985. Off-street parking ratios of 5.5 spaces per thousand square feet of gross building area and 4.5 spaces per thousand square feet of gross building area for retail and services uses respectively were used to compute 1985 required parking area. A

total of 2,043 off-street parking spaces will be needed by that year. 740 on-street parking spaces are already provided within the limits of the downtown area. About 15% of the Central Business District area should be left as landscaped area, plazas, etc. The Central Business District will require about 48 acres of gross land area by 1985 if it develops to its fullest potential. Development should occur in the vacant areas and as replacements of nonconforming uses. A more detailed analysis of the Central Business District will be the subject of a separate study.

b. Heavy Commercial - It is often difficult to define the difference between "Heavy Commercial" and "Industrial" areas. However, in any active city, there must be suitable areas for warehouses, light manufacturing firms, building materials yards, storage and repair establishments, and similar intermediary uses. Economic and industrial trends indicate an increasing need for these land uses as a city grows. They will be needed to support more retail activity, building and other expected increases in the economy.

Heavy commercial areas are proposed for location along State Highway 273, north of the C.B.D. and east of Barney Road south of the CBD. These locations have good access to the Southern Pacific Railroad and Interstate 5 Interchanges are only a short distance away.

c. Highway Service - This designation provides space for commercial uses along major highways and at freeway interchanges, which are for the primary benefit of tourists, visitors, and the traveling public. Among the uses suggested in these areas are: motels and restaurants, service stations, and commercial recreation.

Major areas of highway service uses indicated on the plan include development at the interchanges with Interstate 5, along North and South Streets, and along West Center Street on the fringe of the CBD.

INDUSTRIAL AREAS

One of the major considerations in the location of industrial land in the planning area is stated as General Objective No. 10. This objective indicates that the provision of adequate transportation facilities and public services is essential to the further development of an industrial economic base. The areas proposed on the plan for industrial development are located adjacent to the major transportation facilities of the planning area. The industrial area to the north of the City of Anderson is adjacent to State Highway 273 and t h e Southern Pacific Railroad. Interstate 5 and the Southern Pacific Railroad also serve the industrial area located to the south of the city. These areas have the advantages of good transportation facilities and are separated from other uses in the community.

AGRICULTURAL AREAS

Agriculture should remain one of the major economic forces in the planning area for many years in the future. Good agricultural land, that is not urgently needed for urban development, should be preserved for the production of crops. Two major areas are shown on the plan for agricultural use. These lands, to the northwest and southeast of the city, will help provide a definite limit to the urban development.

PUBLIC FACILITIES

a. Public Buildings.

Anderson's Civic Center is located on Howard Street on the fringe of the city's central commercial development. All of the

city's administrative and protective functions are headquartered at this location. A compact Civic Center, close to the commercial and financial center of the community, is desirable for the efficient conduct of local government activities. Should further expansion of the Civic Center be needed, such expansion should be planned in the same area.

b. The population presently being served by the Cascade Union Elementary School District has been estimated to be about 8,250 persons. If this population continues to grow at the same rate as the City of Anderson, by 1985 the district will contain about 12,000 persons. Approximately 24% of this total population will be of elementary school age. It is estimated that about 2,900 pupils will be eligible to attend Anderson's elementary schools by the year 1985.

The estimated population of the Anderson Union High School District, in 1968, is 17,025 persons. School enrollment at the Anderson Union High School was 1,362, in September 1968. It is anticipated that the High School District's population will reach 20,800 people by the year 1985. About 8% of this population, or 1,660 people, will be of high school age by that year.

Standards for elementary school planning are: Not more than 30 pupils per class, three classes per grade, or a total of 810 pupils. Those recommended for high school planning are: Not more than 30 pupils per class, and not more than 2,000 pupils per school. Aside from standards indicating the number of students per school, the distance from residential areas is also a major consideration in the location of elementary schools. In Anderson, these distance factors will probably be as important as total school enrollment at each facility.

Four elementary schools are presently located in the planning area. At least one additional elementary school will be required by the end of the planning period. These schools should be located in those portions of the community which have the most rapid residential development. The existing Anderson High School is located in an area which will adequately serve the district through the year 1985. It is anticipated that a total of about 1,660 students will be of high school age by that year. The present facilities will be able to handle this number with the addition of at least six more classrooms.

Using the standard of 30 students per classroom, 1985 facilities are estimated as follows: Five elementary schools, 20 classrooms each; one high school, 56 classrooms.

c. Parks and Recreation.

Three types of parks and recreation areas are normally found in the urban complex. Neighborhood parks provide facilities for both active and passive recreation for the people living in individual neighborhoods or sub-areas of the city. These parks usually contain about five acres of land and serve a maximum population of about 1000 people. Playground equipment, playfields, and park areas should be installed in the neighborhood parks. Community parks are found in large urban areas where several neighborhoods form distinct communities. The community park normally contains 10-20 acres of land, with playgrounds, playfields, passive areas, and park buildings provided. Each community park should be designed to serve a population of about 10,000 people. Regional parks are created to serve a wide variety of recreational needs existing within a large region. This type of park could contain many of the features available in neighborhood and community parks, in addition to other larger scale recre-

ation facilities, such as picnic areas, camping facilities, hiking trails, etc. Regional parks should contain a minimum of 100 acres and serve a population of at least 50,000. Neighborhood parks are proposed for development in conjunction with new elementary schools in the various neighborhoods of the city. Small parks and tot lots could be developed on vacant parcels of land or public lands throughout the city. Griffith Park should be developed as a community-sized facility to serve the residents of the west side of town. The Anderson River Park, an extensive regional facility, will function as the community-sized facility for residents east of the Interstate 5 Freeway.

The Anderson River Park is a 325 acre regional facility under construction, east of the city on the banks of the Sacramento River. Facilities planned for development within the park include picnic areas, camping areas, hiking trails, a swimming pool, and other active and passive recreation areas. The park will be the major recreation facility of the region and should attract tourists as well as local users.

A flood plain is shown along the Sacramento River in areas that are subject to inundation. Development in these areas should be limited to those uses which would suffer little or no damage from high waters. Open space areas are shown on the plan in the canyons to the south and west of Anderson. The open space areas will enhance the scenic values of the area and provide a "lineal park" for visitors and citizens of the community. The open space should be kept in its natural condition wherever feasible.

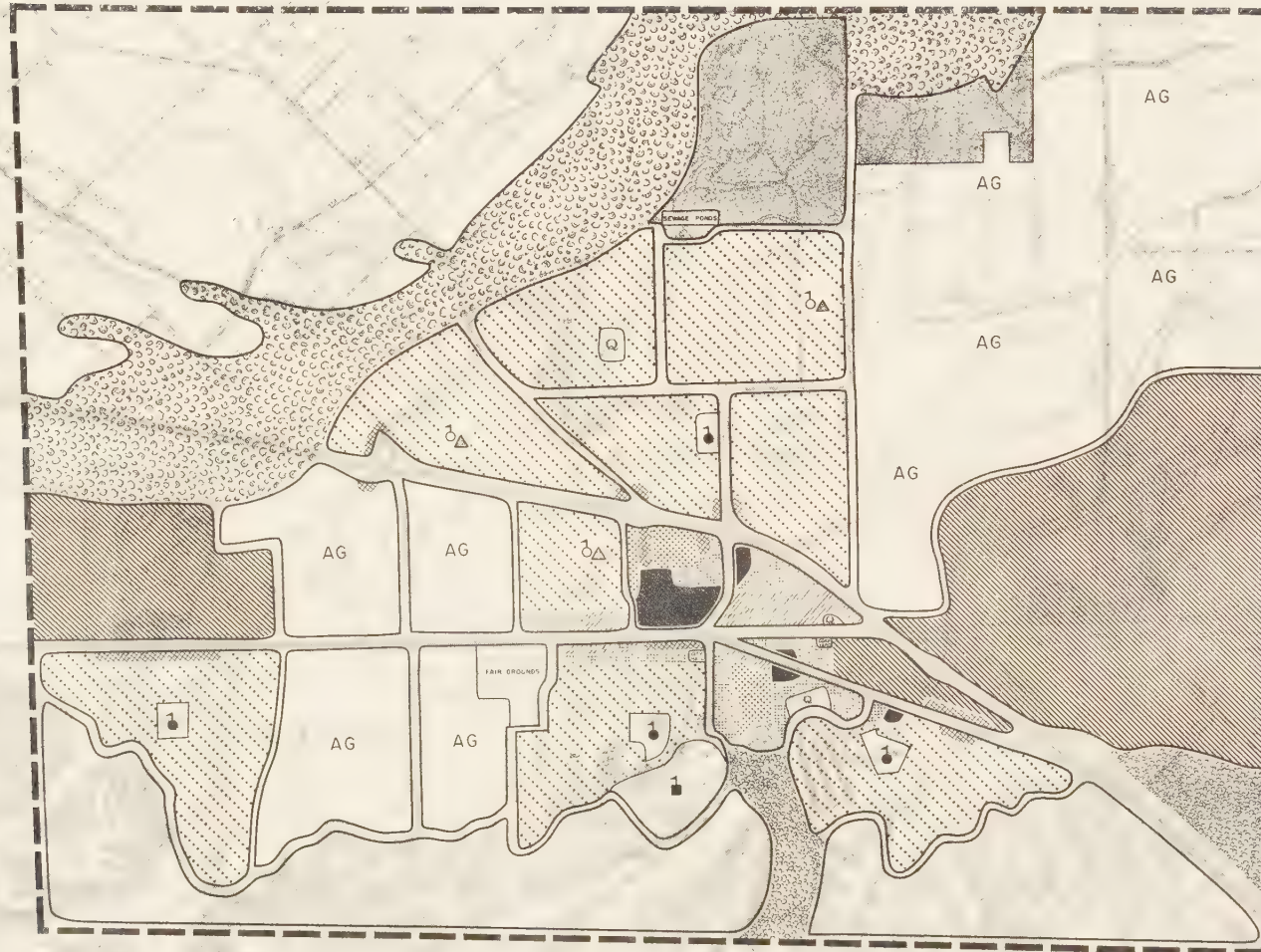
NEIGHBORHOOD POPULATION

The exhibit on Page 23 shows the existing and anticipated population of each neighborhood in the planning area for the years 1968, 1975 and 1985. The holding capacity of each neighborhood is also indicated on this exhibit. The holding capacity of the neighborhoods would be reached upon complete development, according to the uses proposed on the Land Use Plan.

CITY OF ANDERSON

SAN DIEGO COUNTY, CALIFORNIA

LAND USE PLAN



LEGEND

RESIDENTIAL			COMMERCIAL		INDUSTRIAL		PUBLIC		
		UNITS PER ACRE					EXISTING	PROPOSED	
	Rural	0.2		Retail		AG			Elementary School
	Low Density	5.0		Heavy		FLOOD PLAIN			High School
	Medium Density	10.0		Highway Service		OPEN SPACE			Recreation Area
	High Density	30.0				Q			Other

CITY OF ANDERSON

SHASTA COUNTY, CALIFORNIA



NEIGHBORHOOD POPULATION



LEGEND

1968	7546
1975	9700
1985	12500
Holding Capacity	36200
(13)	Neighborhood Number

BASIC STUDIES AND INFORMATION

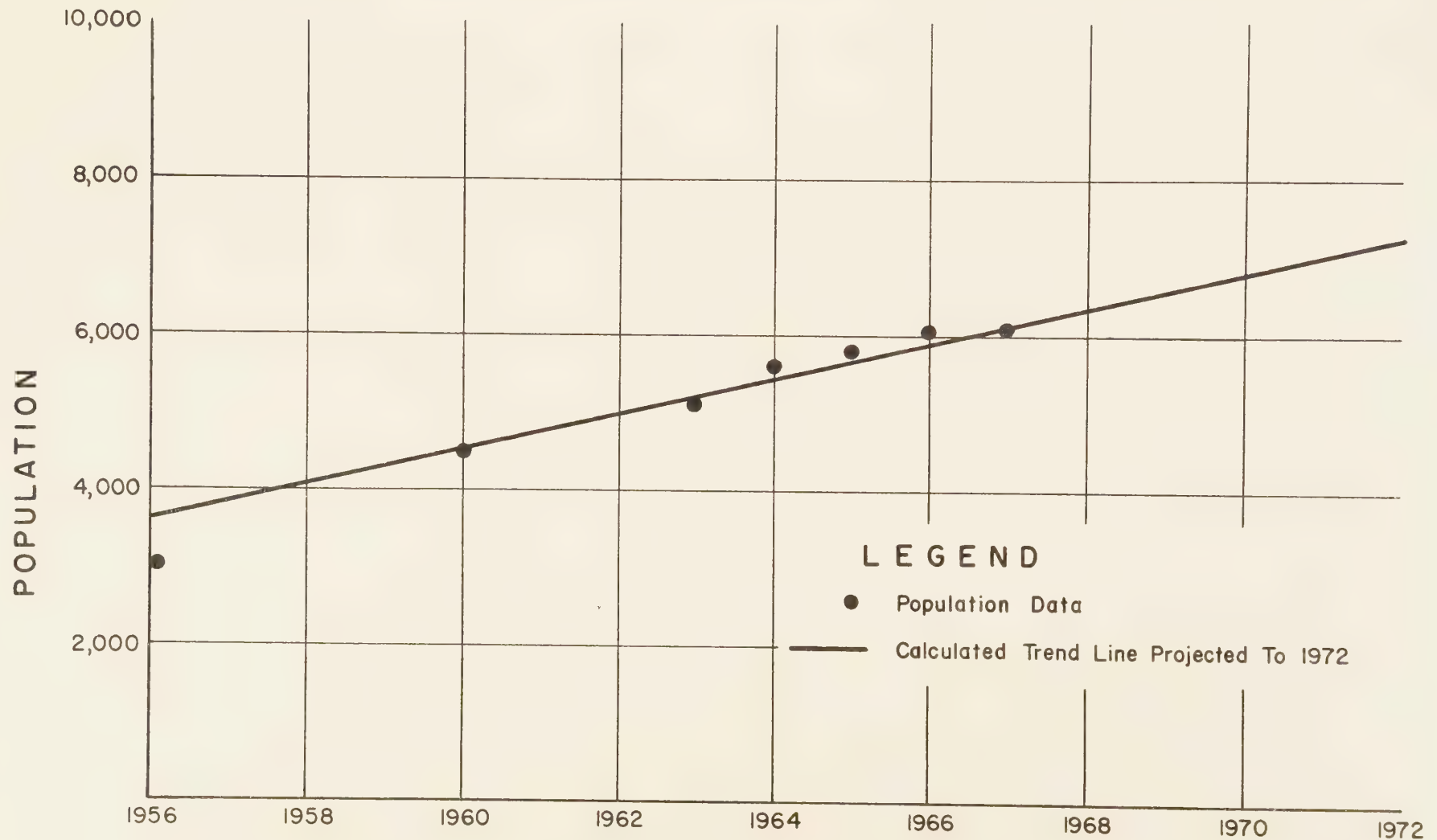
POPULATION

The City's most valuable natural resource is its people. The numbers and composition of the population have a significant bearing on the economy and development of a city. Prior to locating in an area, industries will study the characteristics of the population to determine the availability of a labor force suited to their particular needs. The volume of retail business in a community depends to a large extent upon the income characteristics of its residents. In almost every case, the characteristics and number of people living in a community significantly affect the demand for services, employment, housing, and commerce. In order for a community to exist in a balanced state, the needs of its people must be met. The attainment of a balanced community is one of the major goals of planning. The results of the study of Anderson's population were used to determine the recommended location of the various land uses presented on the Land Use Plan Map. A summary of the results of that population study follows.

During the eleven-year period from Anderson's incorporation to 1967, the city's population grew from 3,924 persons to an estimated 6,137 persons. This was an increase of approximately 56%. In 1960 the U. S. Census counted 4,492 people living in Anderson. The annual average increase therefore from 1956 to 1967 was approximately 5.1%. The average State growth rate has been fairly constant in recent years, increasing at approximately 4.5% each year.

City Of ANDERSON

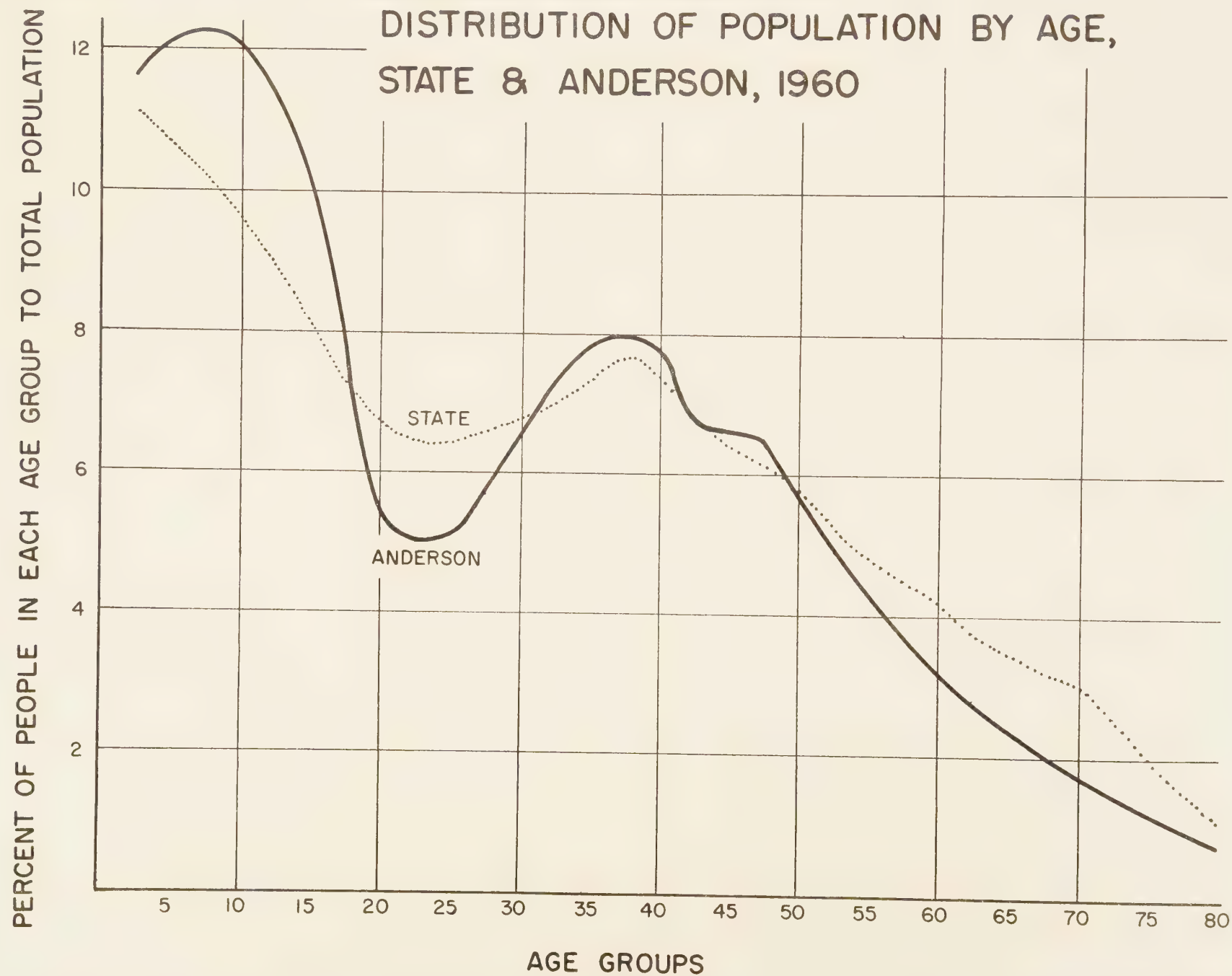
POPULATION GROWTH, ANDERSON, 1956 - 1972



Larger urban areas have been the prime target of the great influx of people into California. The Redding area, including Anderson, has experienced a rather rapid growth rate. Shasta County increased its population by approximately 63% in the ten-year period from 1950 to 1960. The location of several new industries in the Redding-Anderson area have helped promote this growth. This region is also the jumping off point for tourists from the metropolitan areas of California destined to the north, east and west. A study of population by age group, living in Anderson in 1960, reveals several interesting characteristics of this city's people. Compared to the state-wide average, Anderson has proportionately fewer people between the ages of 18 and 30. A portion of these people are attending schools away from the city. However, this characteristic is probably typical of a community dependent upon one type of industry. The low percentage of people in the 20 to 30 year age bracket indicates that many of these people are seeking employment in other areas.

Anderson also has a higher percentage of people in the 0 to 18 year age bracket, an indicator of larger families than the state-wide average. There are significantly fewer people living in Anderson in the age group of 50 to 80. The following exhibit illustrates the above data graphically. The population is shown by age categories for the total population living in Anderson in 1960. A distribution of population by age throughout California in 1960 is shown for comparative purposes. A study was made of the average number of people living in households within the city limits of Anderson. Results indicated that the population per dwelling unit in 1968 was 3.6 within the city.

City Of ANDERSON



Population for Anderson and the surrounding planning area was projected to 1985, using the information gathered from the above studies and historical trends. It is assumed that the population will continue to increase at a rate similar to that during the past decade. The following table shows the projected population for Anderson and the surrounding planning area.

POPULATION PROJECTION

<u>Year</u>	<u>Anderson</u>	<u>Planning Area</u>
1968	6,359	7,550
1970	6,805	8,630
1975	7,915	9,700
1980	9,020	11,100
1985	10,135	12,500

EXISTING CONDITIONS

The existing physical features of the land in the Anderson Planning Area were studied to determine the characteristics of the region and its present stage of development. Individual research included a geologic study, mapping of topography, an inventory of existing land use, and a study of the relationship between the present land uses and zoning. These studies were used as a basis for developing the General Plan and may be used as a guide for further planning.

Geology and Soils

The City of Anderson is located in the Sacramento River Valley which extends from Redding to Cottonwood. The soils found in the Sacramento River basin are generally sedimentary deposits known as Alluvium. These soils have been deposited by the periodic flooding of the Sacramento River and the erosive action of its tributary streams. Most of the river and stream deposits are sands, silts, and gravel. Those areas which contain the Alluvium deposits are generally found below the 600 foot elevation. The hills to the west of the Sacramento River are composed of older sedimentary deposits known as Pleistocene nonmarine deposits. These soils are subject to considerable erosion. The Pleistocene nonmarine deposits are located above the 600 foot elevation west of the Sacramento River and above the 400 foot elevation to the east.

The type of Alluvium deposits found in the area around Anderson normally present few problems in construction. In addition, soils found in the valley are very good for agriculture purposes.

The soils in the Anderson area have been classified by the U. S. Department of Agriculture, Soil Conservation Service, according to its capability for use. The soils of the Sacramento River Valley are generally Class II- good cultivable land - which is located on gentle slopes. The dominant factor causing conservation problems is wetness or periodic flooding. The soils to the east and west of the Sacramento River Valley are classified Type VI. These soils are well suited for grazing where they are not arable because of steep slopes and their susceptibility to erosion. Soils in the vicinity of Churne Creek and Little Cow Creek are classified as Type III - moderately good cultivable land. These soils have been slightly downgraded because of their shallow depth and somewhat severe erosion problems.

Topography

The topography of an area has a significant bearing upon its development and any future planning. The slope of the land is a determining factor in the placement of public facilities such as sewer and water services. Certain land uses require flat terrain while others may be easily developed on relatively steep slopes. The entire Anderson planning area has been topographically mapped with contour intervals of 10 feet.

Existing Land Use

An inventory of the existing use of each parcel of land within the Anderson planning area was taken in the summer of 1968. That inventory is reproduced graphically on the exhibit entitled, "Existing Land Use", on the following page. The patterns of Land Use in Anderson are somewhat irregular due partly to the location of the two major highways bisecting the city. Anderson originally developed around the Southern Pacific Railroad and Old Highway 99. The

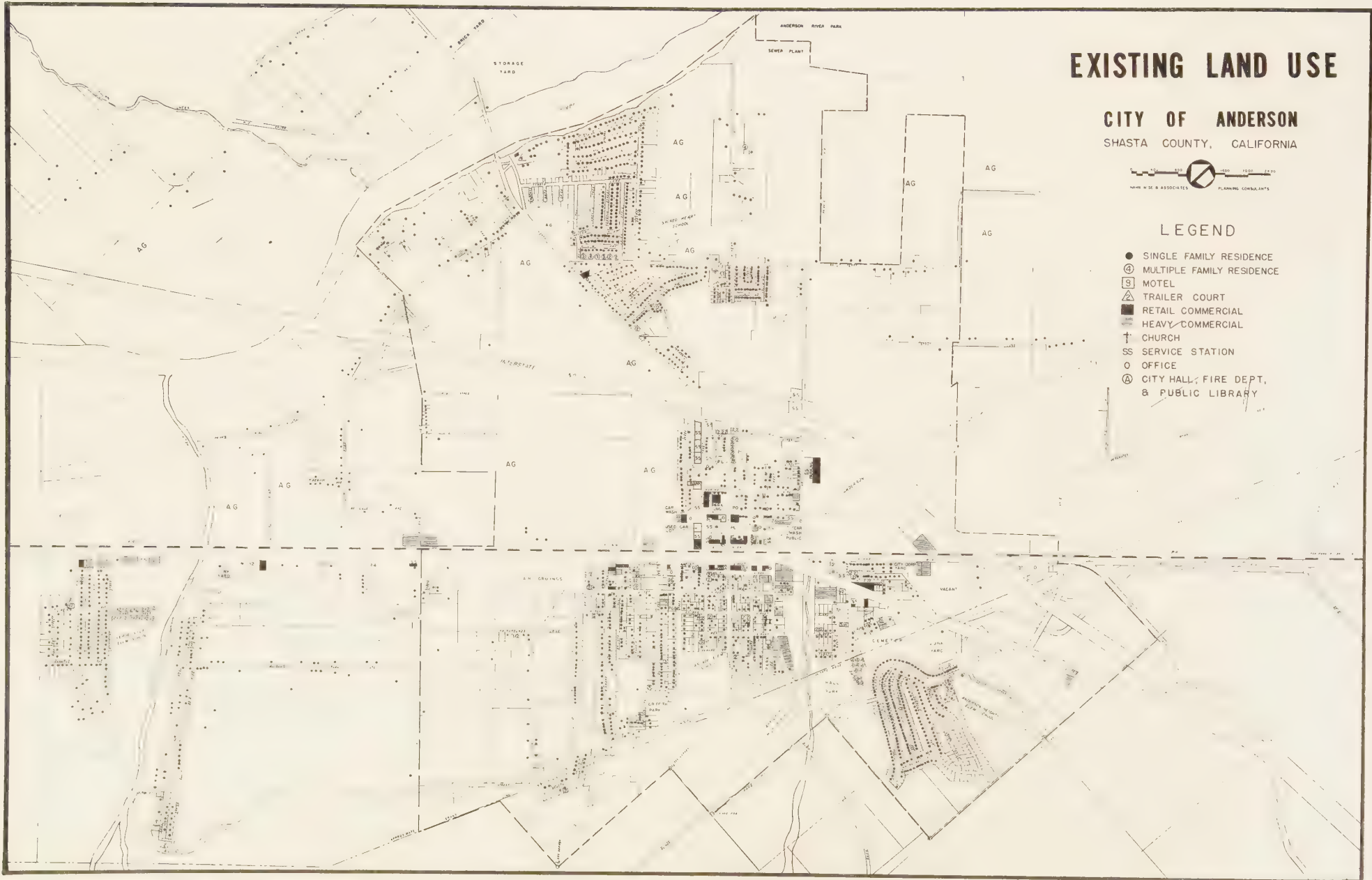
EXISTING LAND USE

CITY OF ANDERSON
SHASTA COUNTY, CALIFORNIA

1" = 400' 0" 800' 1200' 1600' 2000'
NORTH & ASSOCIATES PLANNING CONSULTANTS

LEGEND

- SINGLE FAMILY RESIDENCE
- ④ MULTIPLE FAMILY RESIDENCE
- ③ MOTEL
- △ TRAILER COURT
- RETAIL COMMERCIAL
- HEAVY COMMERCIAL
- † CHURCH
- SS SERVICE STATION
- OFFICE
- Ⓐ CITY HALL, FIRE DEPT., & PUBLIC LIBRARY



center of retail activity is located east of the railroad and is concentrated in an eight block area. Many highway commercial uses continue along Old State Highway 99 west of the retail core. The older portions of the city have developed around this central core both east and west of Highway 99 and the railroad. Most recent construction activity has taken place about one mile west of the center of town in the vicinity of North Street and the Sacramento River. A second large area of development is located southeast of Anderson Creek, in the area known as Anderson Heights.

The largest, single most disrupting feature in the Anderson Planning Area has been the recent construction of Interstate 5. This limited access freeway separates the original city from the development in the vicinity of North Street and the Sacramento River.

Industrial development is concentrated in the northwesterly and southeasterly portions of the planning area. The major industries are located outside the city limits.

An analysis of the relationship of present zoning to existing land use was made to determine the efficiency of the city's zoning pattern. A tabulation of the data which was derived from the study is found on Page 32. The Existing Land Use/Zoning Study tabulates the number of acres of each land use presently developed in each zoning district and for the entire city. Anderson presently contains 2,934.2 acres, 44.8% of which is developed. Although most of the single family residences are located in their proper zoning districts (R-A and R-1), significant areas of misuse occur in incompatible districts such as the commercial and industrial zones. Duplex and multiple family residential uses are also

CITY OF ANDERSON
ANALYSIS OF EXISTING LAND USE VS. ZONING (Acres)

ZONE	R-A	R-1	R-2	R-3	C-1	C-1P	C-2	C-2P	C-3	M	U	Not Zoned	Total	% of Total Developed
<u>Land Use</u>														
Single Family Residential	102.54	247.57	9.42	16.02	1.12	0.57	6.68	1.31	1.27	3.56	21.19		411.26	31.27
Duplex Residential	7.30	13.08	0.57	5.07	0.43	0.56	1.06	-	-	1.47	-		29.54	2.25
Multiple Family Residential	4.63	5.26	1.89	13.97	-	-	2.33	0.43	0.58	-	2.09		31.18	2.37
Hotel	-	-	-	-	-	-	0.07	-	-	-	-		0.07	-
Trailer	1.24	-	-	-	-	-	-	-	-	-	-		1.24	0.09
Retail	-	-	-	1.21	1.39	-	9.02	4.51	-	-	-		16.13	1.23
Services														
Professional	-	-	0.08	0.10	-	0.18	0.77	0.15	-	-	-		1.28	0.10
Personal	-	-	-	-	-	-	0.09	0.30	-	-	-		0.39	0.03
Heavy	-	-	-	0.21	-	-	0.46	0.15	-	-	-		0.82	0.06
Public	-	-	-	1.03	-	-	0.95	0.34	-	-	-		2.32	0.18
Wholesale	0.12	10.11	0.11	3.32	0.46	-	2.88	0.43	5.18	0.93	-		23.54	1.79
Manufacturing	-	-	-	0.12	-	-	0.50	-	-	-	-		0.62	0.05
Public Utilities	-	1.17	-	-	-	-	0.63	-	-	-	4.04		5.84	0.44
Schools	13.87	39.12	-	-	-	-	-	-	-	-	-		52.99	4.03
Churches	3.28	0.55	0.77	-	-	-	0.56	-	-	-	-		5.16	0.39
Parks	-	11.37	-	1.21	-	-	-	-	-	-	-		12.58	0.96
Quasi-Public	33.20	0.63	-	-	0.43	-	1.61	-	-	-	-		35.87	2.73
Cemetery	-	13.54	-	-	-	-	-	-	-	-	-		13.54	1.03
Agriculture	103.54	-	-	-	-	-	-	8.35	-	-	88.28		200.17	15.22
Parking	-	-	0.29	-	-	-	1.74	2.36	-	-	-		4.38	0.33
Railroad	-	-	-	-	-	-	0.28	-	-	-	-	31.97	32.25	2.45
Freeway	-	-	-	-	-	-	-	-	-	-	-	139.38	139.38	10.60
Streets	-	-	-	-	-	-	-	-	-	-	-	293.74	293.74	22.34
Vacant Floor Area	-	-	-	-	-	-	0.75	-	-	-	-		0.75	0.06
Total Developed in each Zone	269.72	342.40	13.13	42.26	3.83	1.31	30.38	18.33	7.03	5.96	115.60	465.09	1,315.04	100.00
Vacant	452.15	456.20	6.88	37.68	20.78	0.37	200.77	27.89	6.25	130.43	232.34	-	1,571.74	
Water	-	-	-	-	-	-	-	-	-	-	-	47.46	47.46	
Gross Total By Zone	721.87	798.60	20.01	79.94	24.61	1.68	231.15	46.22	13.28	136.39	347.94	512.55	2,934.24	
% Developed in each Zone	37.36	42.87	65.61	52.86	15.56	77.97	13.14	39.65	52.94	4.37	33.22	90.74	44.81	

found in many incompatible zoning districts. Retail commercial uses are largely confined to their proper zoning districts, the C-1 and C-2 Zones. Wholesale commercial uses, however, are widely scattered throughout the city, with large areas existing in zones designed for other uses. The most significant characteristic brought to light by the Existing Land Use/Zoning Chart is the large percentage of vacant land within the City Limits - almost 55% of the land in the city is vacant. This results in increased expenditures for community services without a corresponding increase in revenues.

COMMERCIAL EXPANSION

The Economic Survey for Anderson projects total retail sales of 40.1 million dollars for the city by 1985. About 48% of this total retail activity, in the Anderson area, is projected for the categories of food stores, service stations, and building supplies. These outlets should not be located within the core of the central retail area, although they could well be located on the fringe of a self-contained shopping district. This means a net of some 21 million dollars in "shopper goods" sales for Anderson retail outlets to both permanent and tourist population. Estimated total retail sales in the city, for the last two years, were:

RETAIL SALES

<u>Year</u>	<u>Estimated Total Sales</u>
1966	11,820,000
1967	11,805,000

These sales were accomplished on a total land area (See Land Use/Zoning Analysis) of 16.1 acres devoted to retail uses.

Compilation of a number of business district studies indicates a rule-of-thumb, of 1 acre of business development for every million dollars in retail sales. This allows for an average of \$70 in sales per square foot, per year, for building area; and an average of two square feet of parking and landscaping for each square foot of building required. This rule-of-thumb gives us an estimate of about 21 acres for "shopper goods" retail outlets by 1985, in the Anderson area. An equal area should be set aside for "convenience goods" outlets - food stores, service stations - on the fringe of the central business district and in other various locations throughout the community.

SCHOOLS

The Cascade Union Elementary School District, and the Anderson Union High School District provide educational facilities for the residents of the city and its surrounding area. Four elementary schools and one high school are located within the Anderson Planning Area. The following table lists the current enrollment and number of classrooms in each of the schools.

CURRENT SCHOOL ENROLLMENT			
<u>School</u>	<u>Grades Taught</u>	<u>Sept. - 1968 Enrollment</u>	<u>Number of Classrooms</u>
Anderson	6 - 8	610	22
Anderson Heights	K - 5	451	16
Meadow Lane	K - 3	498	17
Verde Vale	K - 5	372	14
Anderson Union High School	9 -12	1,362	50

The elementary schools have enrollments which average about 28 pupils per classroom. This average approaches the maximum standard of 30 pupils per classroom recommended by this plan. The high school has an average of about 27 students per classroom, which is slightly lower than the recommended standard. The actual population of the school districts must be estimated because physical counts are not available. In 1960 the U. S. Census Count indicated that about 23% of the total city population were of elementary school age, and about 7½% were of high school age. These figures were comparable to the 1960 Shasta County average of 21% eligible to attend elementary school and 8% of high school age. The population per household in Anderson has increased significantly since 1960 and therefore it seems reasonable to assume that the portion of the population eligible to attend elementary and high schools of the area has also increased slightly. The following standards were used to estimate the future number of students for which each district will have to plan - elementary school, 24% of total population; high school, 8% of total population.

The following assumptions were made in estimating the future number of elementary and high school students within the Anderson Planning Area: 1) The school district's population will grow at approximately the same rate as that of the city; 2) The ratio of students to total population, determined for the City of Anderson, is the same throughout the district. 3) The ratio of students to total population will remain constant over the next 20 years.

It has been estimated that the population of the Cascade Elementary School District, in 1968, is 8,250 people. The estimated population of the Anderson Union High School District has been estimated at 17,025, in 1968. The following tables list future population of the school district and the estimated number of students eligible to attend elementary and high schools through the year 1985.

ESTIMATED ELEMENTARY SCHOOL ENROLLMENT

<u>Year</u>	<u>District Population</u>	<u>School Enrollment</u>
1968	8,250	1,931
1970	8,694	2,087
1975	9,804	2,353
1980	10,914	2,619
1985	12,024	2,886

ESTIMATED HIGH SCHOOL ENROLLMENT

<u>Year</u>	<u>District Population</u>	<u>School Enrollment</u>
1968	17,025	1,362
1970	17,469	1,398
1975	18,579	1,486
1980	19,689	1,575
1985	20,799	1,664

In addition to the public schools, two private schools are located in the Anderson area. These two schools have a combined enrollment in 1968 of 236 pupils. Both schools are classified as elementary.

PARKS

The City of Anderson maintains four parks with recreation facilities for its residents. The largest park in the city system is the Anderson River Park, a regional facility, owned jointly by the State of California and the City of Anderson. Although the park is only partially developed, future plans call for the installation of a variety of facilities and uses within the park's 325 acres. Major activities will include picnicking, camping, golf, swimming, sports, and playgrounds.

Two community size parks are located within Anderson - Velonte Park and Griffith Park. Velonte Park contains two baseball diamonds, which are the only activities conducted at this facility. At the present time Griffith Park is not developed.

Two neighborhood parks are located in the city - North Street Park and Vets Park. Activities at these parks include picnicking, tennis and play areas.

The Cascade Union Elementary School District, and the Anderson Union High School District maintain recreation facilities at each of the schools in the community. Anderson Elementary School has about six acres of recreation area, including basketball and tennis courts, and a playground. Anderson Heights Elementary School has about four acres of recreation area. Although the site is only partially developed, the school has basketball courts, playground equipment, and backstops for baseball. Almost eight acres of recreation land exists at Meadow Lane Elementary School. The majority of this area is in turf with a portion containing playground equipment.

ANDERSON RECREATION FACILITIES

<u>Park Name</u>	<u>Type</u>	<u>Area</u>	<u>General Description</u>
Anderson River Park	Regional	325 Ac.	10% presently developed. Proposed activities include picnicking, camping, golf, swimming, sports, playgrounds, and community activities
Volonte Park	Community	12 "	Entire park developed with baseball diamonds
Griffith Park	Community	6 "	Undeveloped
North Street Park	Neighborhood	0.2 "	Facilities include picnic tables and boat docks. Partially developed
Vets Park	Neighborhood	1.2 "	Facilities include tennis courts, turf and playground equipment.

Verde Vale Elementary School has about three acres of recreation land. Facilities at this school include basketball courts, turfed area, and playground equipment. If all the recreation facilities are counted - city and school district (excluding the Regional Park) - a total of about forty acres of park and recreation area is available for use within the city at the present time. This acreage is slightly less than the standard of one acre of park and recreation area needed for each 100 persons in the community. The city should strive to reach this standard as the population grows and the community expands.

LAND USE PLAN AREAS

The following table shows the amount of area devoted to each land use category on the Land Use Plan.

Rural density residential	2,850 Acres
Low density residential	1,830 "
Medium density residential	60 "
High density residential	100 "
Retail commercial	60 "
Highway commercial	60 "
Heavy commercial	80 "
Industrial	1,390 "
Agriculture	2,520 "
Parks	<u>350 "</u>
Total	9,290 Acres

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